

Section 405.380. Required Engineering Report.**[Ord. No. 489 Art. VII §7.7, 8-19-1997]**

- A. *In General.* Three (3) copies of a report signed and sealed by a registered engineer shall be submitted with the preliminary plat which shall present a study of the following items as pertaining to the proposed subdivision development.
- B. Storm Water Management Plan.
1. Drainage basin map showing site boundary, on-site drainage areas and upstream off-site drainage areas.
 2. Drainage area and estimated peak flow for each off-site area draining onto the site. Peak flows shall be estimated assuming fully developed conditions in the drainage basin.
 3. Map showing soil types and indicating the hydrologic soil type.
 4. Schematic layout of the proposed storm water drainage system.
 5. Schematic layout of the proposed sediment and erosion control measures.
 6. Sufficient information to demonstrate that proposed drainage easements and street rights-of-way are wide enough to contain runoff from a one percent (1%) AEP (100-year) storm.
 7. If applicable, location and size of drainage structures or constrictions located within five hundred (500) feet downstream of the site.
 8. Identify best runoff management procedures to eliminate off-site effects of storm water runoff. Consideration shall be given to off-site improvements in lieu of on-site detention.
 9. If detention facilities are proposed, identify location of proposed detention facilities, location of discharge points, pre- and post-development hydrographs, the recommended level of restriction, and preliminary storage volume computations.
- C. Traffic Analysis and Street Capacity.
1. Traffic counts for each outlet from the proposed development in vehicles per day.
 2. Description of the types of traffic expected and the effects on existing roads.
 3. The traffic analysis must extend from the proposed subdivision to the nearest arterial. Existing traffic counts may be estimated from a study of the area served by the subject road, or by actually counting vehicles consistent with good engineering practice.
 4. Evaluation of the capacity of the proposed and existing road system.
 5. A listing of each proposed street by name and classification. Proposed right-of-way and design specifications must be listed.

6. If the proposed development is within one thousand (1,000) feet of a school or park, the traffic analysis shall include identification of need for pedestrian ways through the development.

D. General Planning Information.

1. Area of development utilized by road right-of-way.
2. Area of development dedicated to open space.
3. Area of the smallest lot.
4. Area of the largest lot.
5. Schematic diagram showing significant natural features such as stands of trees, sinkholes, rock outcroppings, etc.

Section 405.390. Required Construction Plans.

[Ord. No. 489 Art. VII §7.8, 8-19-1997]

- A. Following approval of the preliminary plat by the Commission, the applicant shall provide for review by the Commission the required construction plans, including:
 1. Street/road plans.
 2. Grading plan.
 3. Sediment and erosion control plan.
 4. Storm water management plan.
 5. Water and sewer plans.
- B. All such plans shall meet the requirements of the City of Reeds Spring Design Standards for Public Improvements. Three (3) copies of each plan shall be submitted. Such plans may be submitted prior to or concurrent with the final plat application.

ARTICLE VIII
Required Public Improvements

Section 405.400. General Requirements.

[Ord. No. 489 Art. VIII §8.1, 8-19-1997]

Improvements may be installed only in accordance with a final plat that has been approved under the provisions of this Chapter and construction plans that have been approved by the City Engineer in accordance with the requirements of this Chapter.